




57-1



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2015-0125
LOCATION: 2500 Hidalgo St.

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



1" = 170'

57
2

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, September 14, 2015

CASE NUMBER: C15-2015-0125

____ Brooke Bailey
____ Michael Benaglio
____ William Burkhardt
____ n/a Eric Goff
____ Vincent Harding (Chair)
____ Melissa Hawthorne (Vice-Chair)
____ Don Leighton-Burwell
____ out Melissa Neslund
____ James Valadez
____ Michael Von Ohlen

OWNER/APPLICANT: Chris Robinson

ADDRESS: 2500 HIDALGO ST

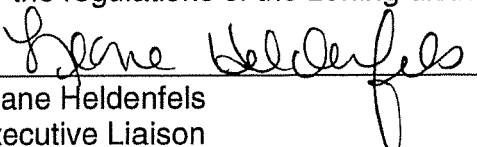
VARIANCE REQUESTED: The applicant has requested variance(s) to:

- A. Section 25-2-492 (D) (Site Development Regulations) to decrease the street side yard from 15 feet (required) to 10 feet (requested); and to**
B. decrease the lot width from 50 feet (required) to 43.5 feet (requested); and to
C. Section 25-2-779 (D) (2) to decrease the minimum corner lot size from 4,500 square feet (required) to 4,492 (requested)
in order to construct a new 2-story single family home in "CS-CO-MU-NP", General Commercial Services – Conditional Overlay – Mixed Use - Neighborhood Plan zoning district. (Holly)

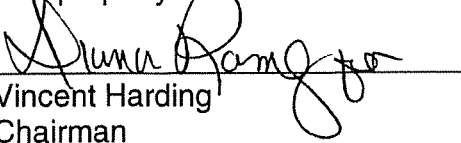
BOARD'S DECISION: POSTPONED TO October 12, 2015 AT THE APPLICANT'S REQUEST

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:



Leane Heldenfels
Executive Liaison



Vincent Harding
Chairman

Heldenfels, Leane

From: Chris Robinson [REDACTED]
Sent: Monday, September 14, 2015 12:40 PM
To: Heldenfels, Leane; mike mchone; Sarah and Chris Robinson
Subject: Re: FW: case #c15-2015-0125.

2500 Hidalgo

L7
3

Leane:

Thanks again for reaching out. I spoke with Mike and we both agreed it would be best for us to have met with the neighborhood committee prior to our application, so we would like to postpone. What does the reschedule look like?

Thanks in advance,

On Mon, Sep 14, 2015 at 10:21 AM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

Hi Chris – see message I received below.

Do you want to postpone your case tonight so you can first go to neighborhood assoc meeting ahead of coming to the Board, or do you want to proceed tonight? Many times the Board will postpone a case if there is nothing in writing from a neighborhood association, even though it's not an application requirement but rather suggested evidence – but it's your call if you want to proceed tonight.

Take care,

Leane Heldenfels

Board of Adjustment Liaison

City of Austin

From: Gloria Moreno [REDACTED]
Sent: Monday, September 14, 2015 1:06 AM
To: Heldenfels, Leane
Subject: RE: case #c15-2015-0125.

Dear leane,

Pls make sure chris Robinson gets this email as I do not have his email.

If he can build a small affordable home for a simple family to rent it will give him a nice monthly income. But if he plans to build an STR, well, then we object. He should attend our community meeting thursday at 7 pm at zaragoza recreation center at 2608 Gonzales street. Or he may call me, Gloria moreno at 512-698-6475.

Revised

CASE# C15-2015-
0125 _____
ROW# _____
TAX# _____

67
4

**CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE**

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 2500 Hidalgo

LEGAL DESCRIPTION: Subdivision – Paul Sims

71 Lot(s) _____ Block

Outlot _____ Division _____ I/We Mike

McHone on behalf of myself/ourselves as

authorized agent for

Chris Robinson affirm that on August 31,

2015, hereby apply for a hearing

before the Board of Adjustment for consideration to:

(check appropriate items below and state what portion of the Zoning Code you are seeking a variance from)

X ERECT _____ ATTACH _____ COMPLETE _____ REMODEL _____
MAINTAIN _____

Variance Requests:

- A. Section 25-2-492 (D) (Site Development Regulations) to decrease the street side yard setback from 15 ft (required) to 10 feet (requested);
- B. Section 25-2-779 (D) (2) to decrease the minimum corner lot size from 4,500 square feet (required) to 4,492 square feet (requested);
- C. Section 25-2-492 to decrease the minimum lot width from 50 feet (required) to 43.5 feet (requested);

In order to construct a new single family home in a "CS-CO-MU-NP" General Commercial Services-Conditional Overlay-Mixed Use-Neighborhood Plan zoning district .(Holly Neighborhood Plan)

in a _____ district.
(zoning district)

NOTE: *The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.*

L7
/5

REASONABLE USE:

1. The zoning regulations applicable to the property do not all for a reasonable use because:
The dimensions and area (square footage) of this legally platted corner lot do not allow for the construction of a reasonably size house that is consistent with the surrounding single family neighborhood.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

The small lot amnesty ordinance for corner lots places an unreasonable hardship on the redevelopment of this corner lot which was platted in 1931 and rezoned in 2001. The lot is 43.5 ft. wide and is 4492 sq ft of area which is less than the current minimum. Access is limited to the narrow Hidalgo frontage due to the recently installed bike lane along Pedernales Street (the west side of the lot).

- (b) The hardship is not general to the area in which the property is located because:

The applicable small lot zoning regulations have reduced area and frontage requirements for non-corner lots. All lots in this subdivision were platted in 1931 prior to the current regulations and are developed with single family homes.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of the adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The adjacent lots in this subdivision of small lots are developed with single family homes. The proposed home will be compatible and is compliant with the Holly Neighborhood Plan and is in the "Top 10 Action Items" of the plan.

47
6

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Michael R. McHone Mail Address 1101 E 142

City, State & Zip Austin TX 78713-8142

Printed Michael R. McHone Phone 512 554-6440 Date 6/31/15

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Chris Robinson Mail Address 3600 Greystone Dr Apt 709

City, State & Zip Austin, TX 78731

Printed Chris Robinson Phone 512.850.6226 Date 6/24/15

2500 HIDALGO NARRATIVE

5/18

Mr. Robinson and his wife Sarah want to build a new home at 2500 Hidalgo Street (lot 71 Paul Sims 1931 Addition) in the Holly Neighborhood.

The Holly Neighborhood Plan of 2001 has a "Top Ten Action Items" number 7 and 8 are as follows:

"7. Preserve land for single family houses in the Residential District through the Future Land Use Plan.

8. Permit small lot amnesty for single family lots currently under 5750 square feet in order to allow new or reconstruction of houses on lots previously too small to build on (neighborhood-wide, primarily applicable to Residential District)."

A house was built at 2500 Hidalgo in 1953 (TCAD). It was gutted by fire around 2008-09 and was ordered demolished in 2009 by the Building Standards Commission.

In 2010 the City rebuilt Pedernales Street and installed a protected two way bike lane along the east side of the street adjacent to 2500 Hidalgo. The City's improvements included the installation of a new driveway apron at 2500Hidalgo for future use.

When Chris and Sarah purchased the lot to build their new home, they hired an architect to develop plans using this new driveway apron as the required location for their vehicle access. Their plan fully complies with Sub-chapter F of the LDC and the Holly NP.

When the plans were submitted to Residential Plan review in 2014, the City reviewer was sympathetic but had to reject the plans because they did not meet the strict requirements for a "corner lot small lot amnesty".

Requirements: Corner Lot Small Lot Amnesty: 4500 Sq ft; 50 ft of street frontage if meet these 10 ft street side yard; 2500 Hidalgo has 4492 Sq ft; 43.5 ft of frontage; and the plans have 10 ft of street side yard (note the home would be about 28 ft wide including the garage).

After investigating all possible administrative relief, the only avenue open was a Board of Adjustments Variance. Chris and Sarah want to build their home at 2500 Hidalgo and seek the approval of a variance by the Board.

2500 Hidalgo; Property History:

U7
9

September 1931:

Paul Sims Addition Recorded consisting of 84 lots all with 43.5 ft of street Frontage and all less than 5750 sq ft of area (current SF-3 is 50 ft of frontage and 5750 sq ft).

2500 Hidalgo is lot 71 and located at the corner of Pedernales and 7th (now Hidalgo); a lot of 4492 sq ft.

1953:

House built on property

2001:

Holly Street NP adopted with small lot amnesty and 2500 Hidalgo rezoned CS-MU-CO_NP

2008-09:

House gutted by fire and Building Standards Commissions orders demolition

2010:

Public Works Dept. rebuilds Pedernales and installs bike lane on east side and drive way aprons on corner lots.

2013:

Christopher Robinson purchases vacant lot

2014:

Mr. Robinson's architect submits plans for a home for the Robinsons which is compliant with the NP and sub-chapter F of LDC; rejected due to corner lot requirements for small lots.

2015:

Application to BOA for Variance

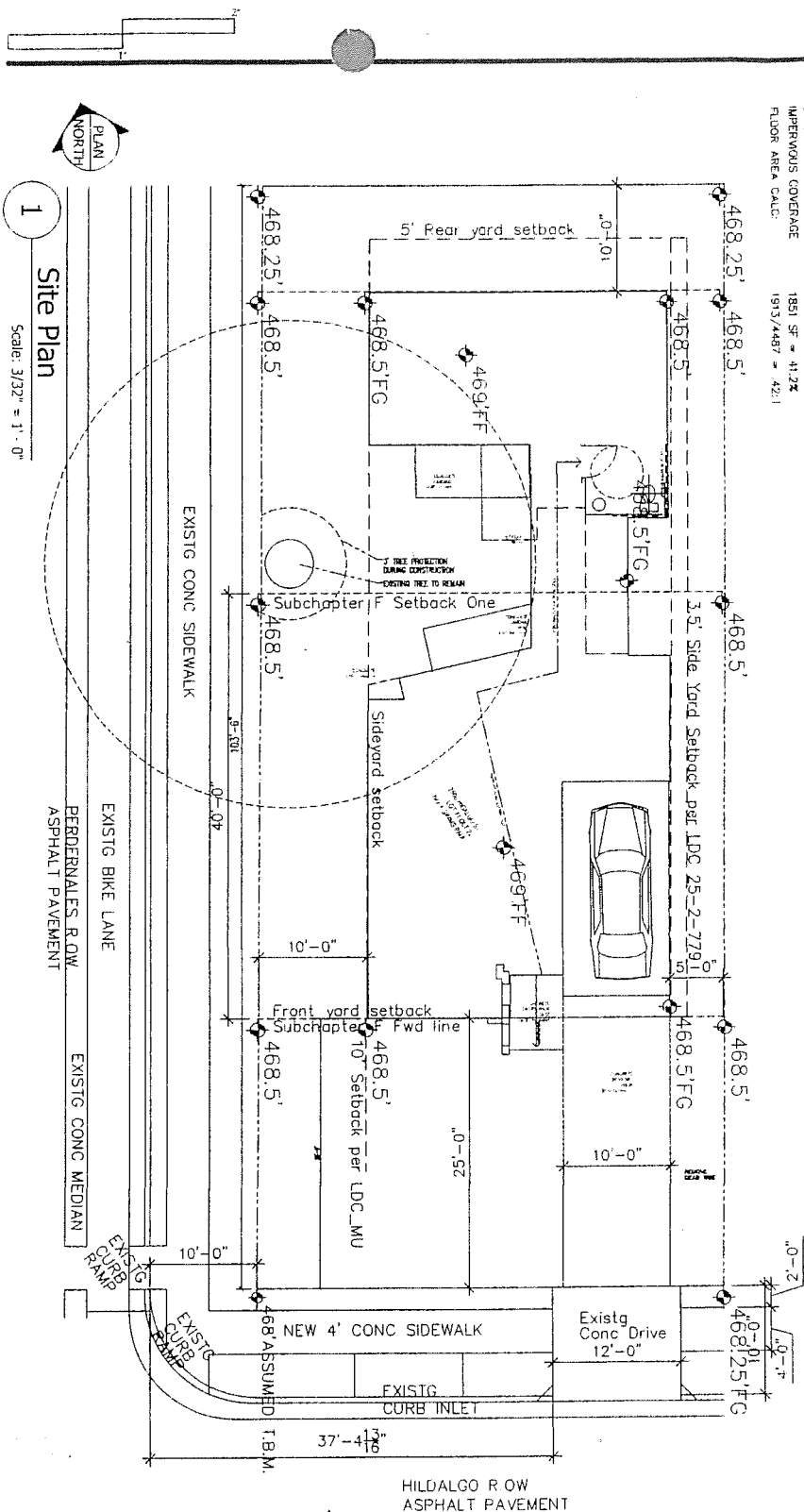
519

BUDG. AREA SUMMARIES:
LOT SIZE: 4,487.54 SF

EXISTING	NEW	EXEMPTION	TOTAL
1ST FLOOR	1313 SF		1313 SF
2ND FLOOR	582 SF		582 SF
3RD FLOOR	0 SF		0 SF
BASEMENT	0 SF		0 SF
ATTIC	0 SF		0 SF
GARAGE ATTACHED	201 SF	-201 SF	0 SF
GARAGE DETACHED	0 SF		0 SF
CARPORT ATTACHED	0 SF		0 SF
CARPORT DETACHED	0 SF		0 SF
ACCESSORY BLDG	20 SF		20 SF
FRONT PORCH UNCOVERED	37 SF		37 SF
REAR PATIO COVERED	0 SF		0 SF
BALCONY	560 SF		560 SF
ROOF DECK UNCOVERED	70 SF		70 SF
A/C PAD	0 SF		0 SF
CONCRETE DRIVE UNCOVERED	260 SF		260 SF
SIDEWALK	20 SF		20 SF
BUILDING AREA COVERAGE	1313 SF = 29.25%		
IMPERVIOUS COVERAGE	1851 SF = 41.2%		
FLOOR AREA CALC:	1913/4487 = 42.1		

AREA DESCRIPTION (MEASUREMENT AND OTHER OF EXISTING BUILDING)	EXISTING	ALLOWED	PROPOSED	NOTES
G.S.F.	0	1,313-582=731	2- (TWO)	
NUMBER OF STORIES	0	1ST	448 ASSUMED	
FINISHED FLOOR ELEV.	0	28'-3"	28'-3"	
BUILDING HT.	0	41' / 1796.83'	42.1	
FLOOR TO AREA RATIO	-	4.42	4.42	
LAND AREA	-	-	-	
PARKING ON SITE	-	-	2	
PARKING ON STREET	-	-	1	
ZONING	573-18' MU	40X = 1796.8 SF	573-18' MU	HOLLY Neighborhood Plan
IMPERVIOUS COVERAGE	0	40X = 1796.8 SF	1313 = 29.25%	per LDC 25-2-77b = 60%
TOTAL IMPERVIOUS COVER	0	40X	1913SF = 41.2%	per LDC 25-2-77b = 60%

NOTES:
REFER TO SHEET A2 FOR TYPICAL
2500 HIDALGO RESIDENCE
CONSTRUCTION DRAWING NOTES
DETAILED ENGINEERING DESIGN FOR CIVIL, FOUNDATION,
MECHANICAL, ELECTRICAL, AND PLUMBING DESIGNS SHALL BE
PROVIDED BY CONTRACTOR AND/OR SUBCONTRACTORS.
ALL WORK SHALL COMPLY WITH LOCAL BUILDING CODES,
INTERNATIONAL RESIDENTIAL CODE, AND IBC/IFC/AS 2012
2012 INCLUDING LOCAL AMENDMENTS, AND TDR/FAS 2012
ACCESSIBILITY STANDARDS AS APPLICABLE TO PROJECT TYPE.



CORBETT DESIGNS
512-673-9792

2500 HIDALGO RESIDENCE
AUSTIN, TX. 78702

Corbett Designs: Christopher Robertson,
AUSTIN, TX 78702

JOHN C. PATTERSON, ARCHITECT
10004 HAMPSHIRE DR., AUSTIN, TX 78753

DRAWN BY: JCP

REVIEWED BY: JCP

DATE: 5/15/15

AS NOTED

SITE PLAN

A1

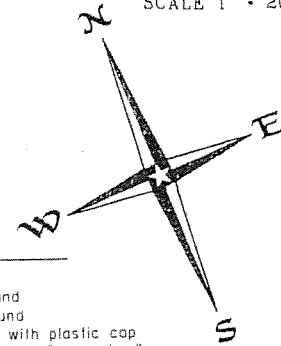
REVIEWED

By Eben Kellough at 3:11 pm, Aug 31, 2015

NOTES:

1. This map was prepared without the benefit of a current title commitment, and therefore this lot may be subject to easements and/or restrictions in addition to the ones shown hereon.
2. Elevations shown hereon are not based upon sea-level datum.
3. Tree "crowns" shown hereon are drawn as a function of one inch of trunk diameter equals one foot of "crown" radius. Trees with multiple trunks are calculated by adding the diameter of the largest trunks plus half the diameter of the smaller trunks.

SCALE 1" = 20'



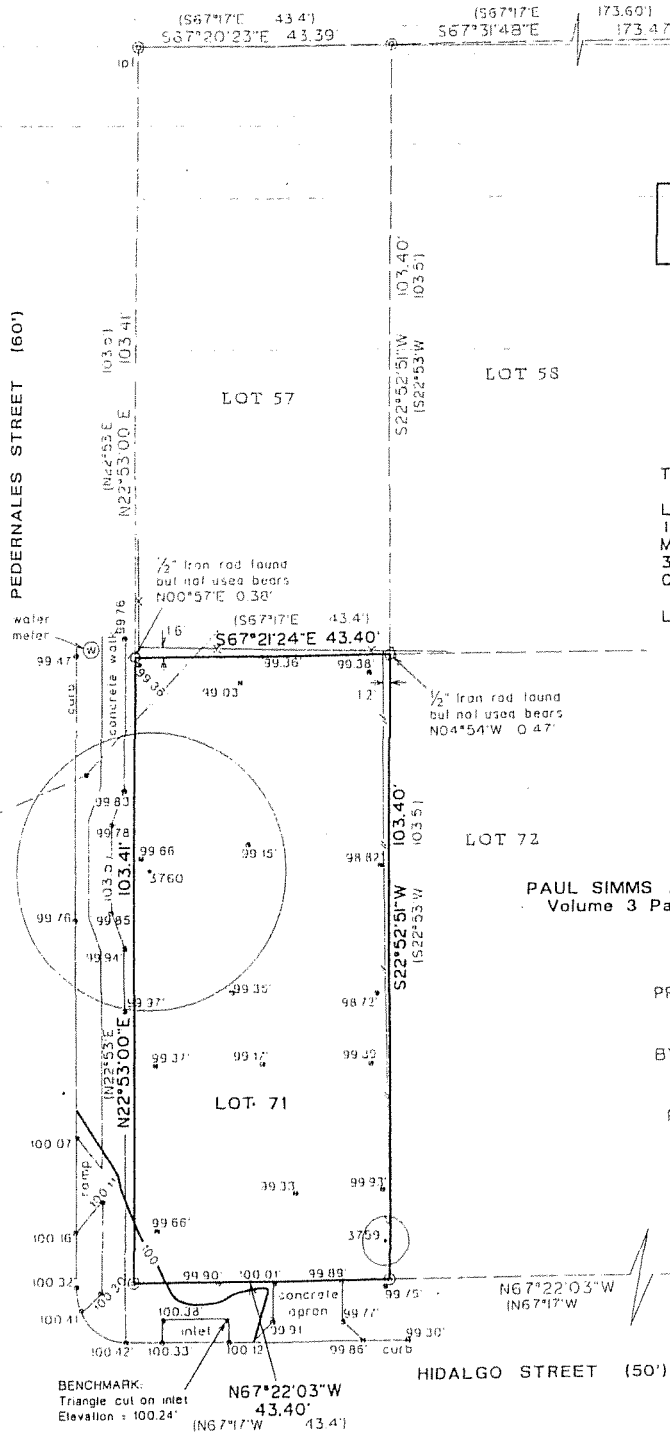
17
11

Legend

- ⊙ 1/2" Iron Rod Found
- ⊙ 1/2" Iron Pipe Found
- ⊙ 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson Inc."
- x— Wire Fence
- //— Wood Board Fence
- o— Overhead Utility Line
- (Record Bearing and Distance)

DIAZ STREET (50')

PEDERNALES STREET (60')



TREE LIST

3759 2" and two 4" Evergreen
3760 14" and 16" American Elm (23 total)

TOPOGRAPHIC SURVEY MAP OF:

LOT 71, PAUL SIMMS ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3 PAGE 186 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

LOCATED AT 2500 HIDALGO STREET.

PAUL SIMMS ADDITION
Volume 3 Page 186

PREPARED: October 14th, 2014

BY:

Holt Carson

Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512)-442-0990
Firm Registration Number 10050700

HIDALGO STREET (50')

BENCHMARK:
Triangle cut on inlet
Elevation = 100.24'
N67°22'03"W
43.40'
(N67°17'W 43.4')

Holly Neighborhood Plan

December 13, 2001

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12

Roster of Neighborhood Planning Team members

Eric Anderson
David Black
Sarah Breur
Lorelei Bela Brown
Kathleen Card
Louis Castillo
John Corry
Frances Coyle
Maggie De Santo
Sam De Santo
Robert Donley
Gavino Fernandez (CHAIR)
Vicky Gomez
Paul Hernandez
Darla Johnson
Morgan Knicely
Sara Koeninger
Andrew Long
Ted Krause
Rosemary Ledesma
Tony Martinez
Tim Mateer
Maria Luisa Mendoza
Arturo Palacios
Gloria Moreno
Maria Ramirez
Joe Robeldo
Francisco Rodriguez
Bill Stringer

City Staff: Meghan Wieters 974-6386, meghan.wieters@ci.austin.tx.us
Mario Jesús Flores 974-2413, marioj.flores@ci.austin.tx.us
Steven Rossiter 974-2598, steven.rossiter@ci.austin.tx.us

Holly Chair: Gavino Fernandez 477-4013

17
13

Introduction

{to be added later}

History

{ To be added later with input from Neighborhood Planning Team}

Neighborhood Planning

{Overview of process and milestone dates to be added later}

Top Ten Action Items

1. The neighborhood planning team endorses the closure of the Holly Power Plant at the time when reserve energy capacity becomes available to begin instituting the phased closure of the power plant.
2. With the \$20,000 allocation for an adopted neighborhood plan, the neighborhood requests that these funds be dedicated to the Cepeda Library branch and be used for the purpose of purchasing Spanish-English books, publishing software, and additional resources such as Braille texts and cassettes for the hearing and visually impaired.
3. Increase assistance for home repairs near the Holly Power Plant especially for roof and foundation repairs.
4. Rezone GR zoned property within the Residential District at Robert T. Martinez and Holly with a CO-Conditional overlay to allow existing uses, restrict height to 30' and restrict other uses incompatible with the Residential District.
5. Develop the appropriate infrastructure for South Side of E. 5th Street (Pedernales to Chicon) to include the following: sidewalk, curb and gutter and potential street repairs/realignment
6. Participation by representatives of the Holly Neighborhood Planning Team should be included during the development of station locations and alignment of future rail lines in the event of an approved rail referendum.
7. Preserve land for single-family homes in Residential District through the future land use plan.
8. Permit small lot amnesty for single family lots currently under 5750 square feet in order to allow new or reconstruction of houses on lots previously too small to build on. (neighborhood-wide, primarily applicable to Residential District).
9. Encourage synchronization of lights along Pleasant Valley from East César Chávez to 7th Street. New left turn at Pleasant Valley & 7th has improved traffic movement, however the timing at peak hours seems to be slightly off particularly for northbound traffic. The intersection at César Chávez & Pleasant Valley is becoming more congested.
10. Install signage to encourage and indicate desired route for truck traffic leading to 7th Street at the following locations: Robert T. Martinez (if intersection improvements at 7th Street are created to address turn movements for trucks)

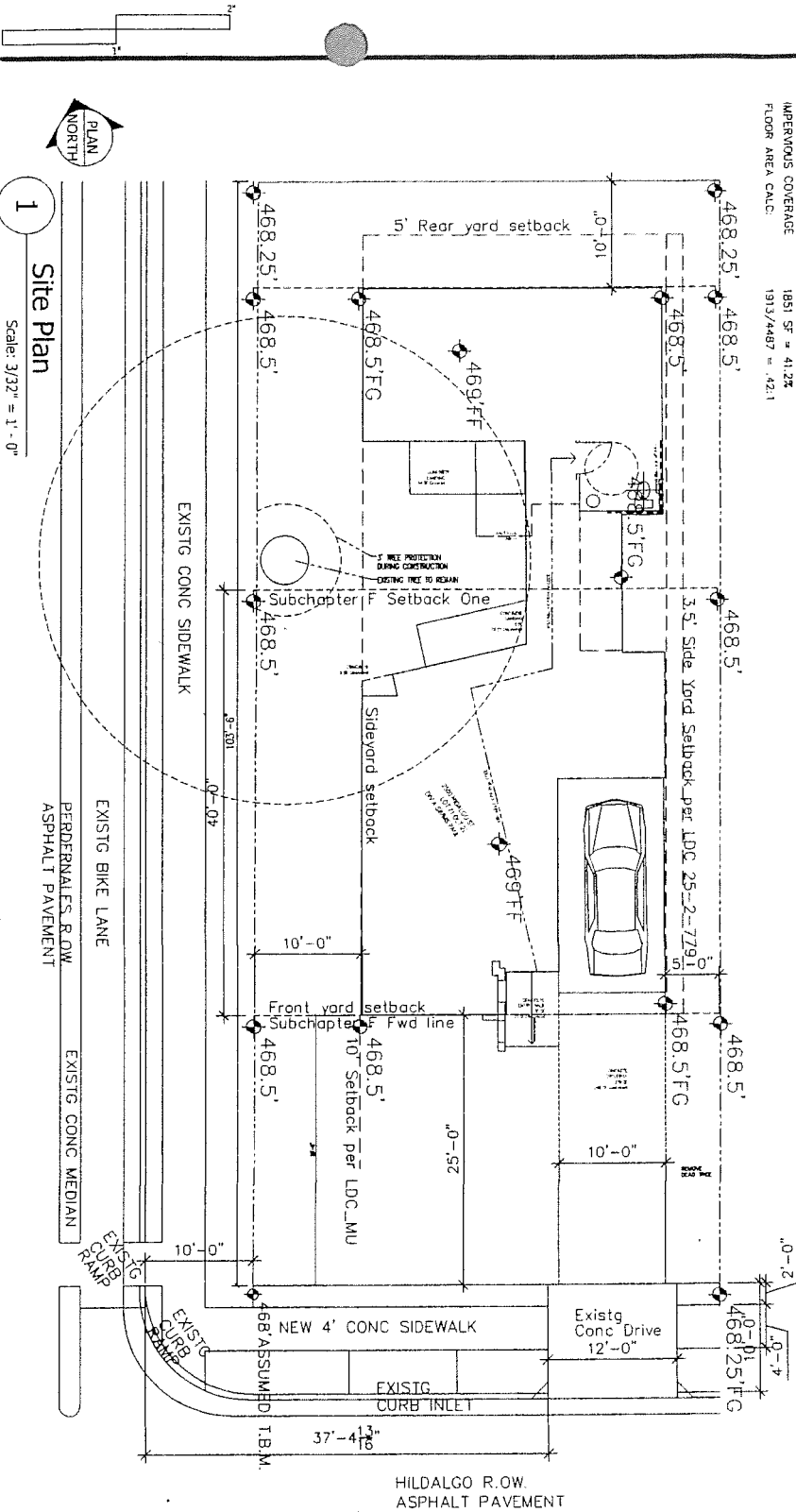
7/14

BUDG AREA SUMMARIES
LOT SIZE: 4,487.54 SF

	EXISTING	NEW	EXEMPTION	TOTAL
1ST FLOOR	1313 SF	1313 SF	1313 SF	1313 SF
2ND FLOOR	582 SF	582 SF	582 SF	582 SF
3RD FLOOR	0 SF	0 SF	0 SF	0 SF
BASEMENT	0 SF	0 SF	0 SF	0 SF
ATTIC	0 SF	0 SF	0 SF	0 SF
GARAGE ATTACHED	201 SF	-201 SF	0 SF	0 SF
GARAGE DETACHED	0 SF	0 SF	0 SF	0 SF
CARPORT ATTACHED	0 SF	0 SF	0 SF	0 SF
CARPORT DETACHED	0 SF	0 SF	0 SF	0 SF
ACCESSORY BLDG	20 SF	20 SF	20 SF	20 SF
FRONT PORCH UNCOVERED	37 SF	37 SF	37 SF	37 SF
REAR PATIO COVERED	0 SF	0 SF	0 SF	0 SF
BALCONY	580 SF	580 SF	580 SF	580 SF
ROOF DECK UNCOVERED	70 SF	70 SF	70 SF	70 SF
ROOF DECK COVERED	0 SF	0 SF	0 SF	0 SF
A/C PAD	260 SF	260 SF	260 SF	260 SF
CONCRETE DRIVE UNCOVERED	20 SF	20 SF	20 SF	20 SF
CONCRETE DRIVE COVERED	0 SF	0 SF	0 SF	0 SF
SOBEMALK	20 SF	20 SF	20 SF	20 SF
BUILDING AREA COVERAGE	1313 SF = 29.25%	1313 SF = 29.25%	1313 SF = 29.25%	1313 SF = 29.25%
IMPERVIOUS COVERAGE	1851 SF = 41.2%	1851 SF = 41.2%	1851 SF = 41.2%	1851 SF = 41.2%
FLOOR AREA CALC.	1913/4487 = .421	1913/4487 = .421	1913/4487 = .421	1913/4487 = .421

AREA DESCRIPTION (AS SHOWN ON COMING OR EXISTING PLANS)	EXISTING	ALLOTTED	PROPOSED	NOTES
BLDG AND SITE SUMMARY	0	0	1,313-582-1,893	
NAME OF STORIES	0	0	2- (TWO)	
FINISHED FLOOR ELEV.	0	32'	48' ASSUMED	
BLDGING HT.	0	32'	28'-3"	
LAND AREA	4,487.54	4,487.54	4,487.54	
PARKING ON SITE	1	1	1	
PARKING ON STREET	0	0	0	
IMPERVIOUS COVER	0	45%	1913/4487 = 41.2%	

NOTES:
1. REFER TO SHEET 1.2 FOR TYPICAL
2. 2012 ILLINOIS RESIDENCE
CONSTRUCTION DRAWING NOTES
3. DETAILED ENGINEERING DESIGN FOR CIVIL, FOUNDATION,
MECHANICAL, ELECTRICAL, AND PLUMBING DESIGNS SHALL BE
PROVIDED BY CONTRACTOR AND/OR SUBCONTRACTORS.
4. ALL WORK SHALL COMPLY WITH LOCAL BUILDING CODE
ADOPTED BY AUTHORITY HAVING JURISDICTION OVER THE
PROJECT AND ALL APPLICABLE ORDINANCES, RULES, AND
ACCESSIBILITY STANDARDS AS APPLICABLE TO PROJECT TYPE.



CORBETT DESIGNS
512-673-9792

A1	SITE PLAN	5/8/15		2500 HIDALGO RESIDENCE AUSTIN, TX. 78702	
				Corbett Designs: Christopher Robertson, AUSTIN, TX 78702	
				JOHN C. PATTERSON, ARCHITECT 10004 HAMPSHIRE DR., AUSTIN, TX 78753	
DRAWN BY: JCP		DATE: 5/8/15	SHEET NO: 1		REVIEWED BY: JCP

5/15

2500 HIDALGO RESIDENCE
CONSTRUCTION DRAWING NOTES, TYPICAL FOR ALL SHEETS

DETAILED ENGINEERING NOTES INCLUDE GENERAL INFORMATION ONLY FOR CONSTRUCTION MATERIALS. FINAL MATERIALS VERIFIED IN FIELD BY CONTRACTOR/BUILDER PER REGULATORY REQUIREMENTS.

ALL WORK SHALL COMPLY WITH LOCAL BUILDING CODE ADOPTED BY AUTHORITY HAVING JURISDICTION. IN ABSENCE THEREOF, COMPLY WITH 2012 INTERNATIONAL RESIDENTIAL CODE, WITH LOCAL AMENDMENTS, AND TDD/7AS 2012 ACCESSIBILITY STANDARD AS APPLICABLE FOR THE PROJECTS.

INTERIOR WALLS SHALL BE FRAMED WITH 2X4 STUDS AT 16" O.C. TYPICAL. UNLESS OTHERWISE NOTED, INSTALL DOUBLE STUD BUCKS AT ALL EXTERIOR WALL JOINTS PER CODE. AT FIRST FLOOR, INTERIOR WALLS RECEIVE 5/8" GYPSUM BOARD BOTH SIDES, TYPICAL. AND ALL PLUMBING WET WALLS RECEIVE MOISTURE RESISTANT GYPSUM BOARD BACKUP, SECOND FLOOR FINISHES AS SELECTED BY OWNER.

PROVIDE GARAGE SEPARATION PER IRC R302.2 AND R302.8. 1/2" GYPSUM BOARD [TYPE-X] AT CEILING AND WALLS SEPARATION FROM LIVING SPACES, AND MIN. 1.5/8" THICK SOLID CORE DOOR WITH SELF-CLOSING DEVICE.

EXTERIOR WALL, FRAMED WITH 2X4 AND 2X6 WOOD STUDS SPACED AT 16" O.C. TYPICAL. INSULATE EXTERIOR WALLS WITH R15 OR R19 BATT INSULATION (DEPENDENT ON WALL THICKNESS), TYPICAL. EXTERIOR THERMAL INSULATION VERTICALLY AT ALL EXTERIOR WALL JOINTS. PROVIDE MINIMUM R38 BATT INSULATION AT CEILING AREAS ABOVE SECOND FLOOR OCCUPIED SPACES, TYPICAL.

EXTERIOR WALL FINISHES, MIT. SIDING AND WOOD SIDING INSTALLED OVER MOISTURE VAPOR BARRIER AND 5/8-INCH STRUCTURAL SHEATHING, TYPICAL.

ALL DOOR AND WINDOW SIZES ARE CALLED OUT ON DRAWINGS. WHERE APPLICABLE TO RENOVATION/REPLACEMENT WINDOWS, PROVIDE EMERGENCY ESCAPE OPENINGS THAT COMPLY WITH IRC R310. 5.7 SQ. FT., MIN. HT. MAX. 44" ABOVE FIN. FLOOR. INSTALL SAFETY GLASSING AS APPLICABLE TO DOORS OR WINDOWS FOR NO. R302.8.

ALL PLUMBING FIXTURES SHALL COMPLY WITH LOCAL CODE THAT SPECIFIES MAXIMUM WATER FLOW RATES. PLUMBING FIXTURE STYLES/TYPES AS SELECTED BY OWNER. ALL NEW ELECTRICAL LIGHT SWITCHES SHALL BE INSTALLED MAX. 48" ABOVE FIN. FLOOR. ALL NEW RECEPTACLES/OUTLETS SHALL BE MOUNTED MIN. 15" ABOVE FIN. FLOOR, COMPLY WITH LOCAL CODE.

ALL EXTERIOR WINDOWS SHALL RECEIVE 1" THERMAL INSULATED GLAZING UNITS, TYPICAL.

INSTALL SMOKE AND CARBON MONOXIDE ALARMS PER CODE. IRC R314 AND R315. SMOKE ALARMS, HAND-WIRED, INTERCONNECTED, BATTERY BACKUP, AT EACH SLEEPING ROOM AND IMMEDIATE COMMON AREA OUTSIDE OF SLEEPING ROOMS, AND IF APPLICABLE ON EACH ADDITIONAL STORY INCLUDING BASEMENTS AND HABITABLE ATTICS. CARBON MONOXIDE ALARMS, HAND-WIRED WITH BATTERY BACKUP, INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-BURNED APPLIANCE ARE INSTALLED AND/OR HAVE AN ATTACHED CHIMNEY.

WHERE APPLICABLE FOR A/C EQUIPMENT LOCATED IN ATTICS, PROVIDE EQUIPMENT ACCESS IN CONFORMANCE WITH IRC R807.

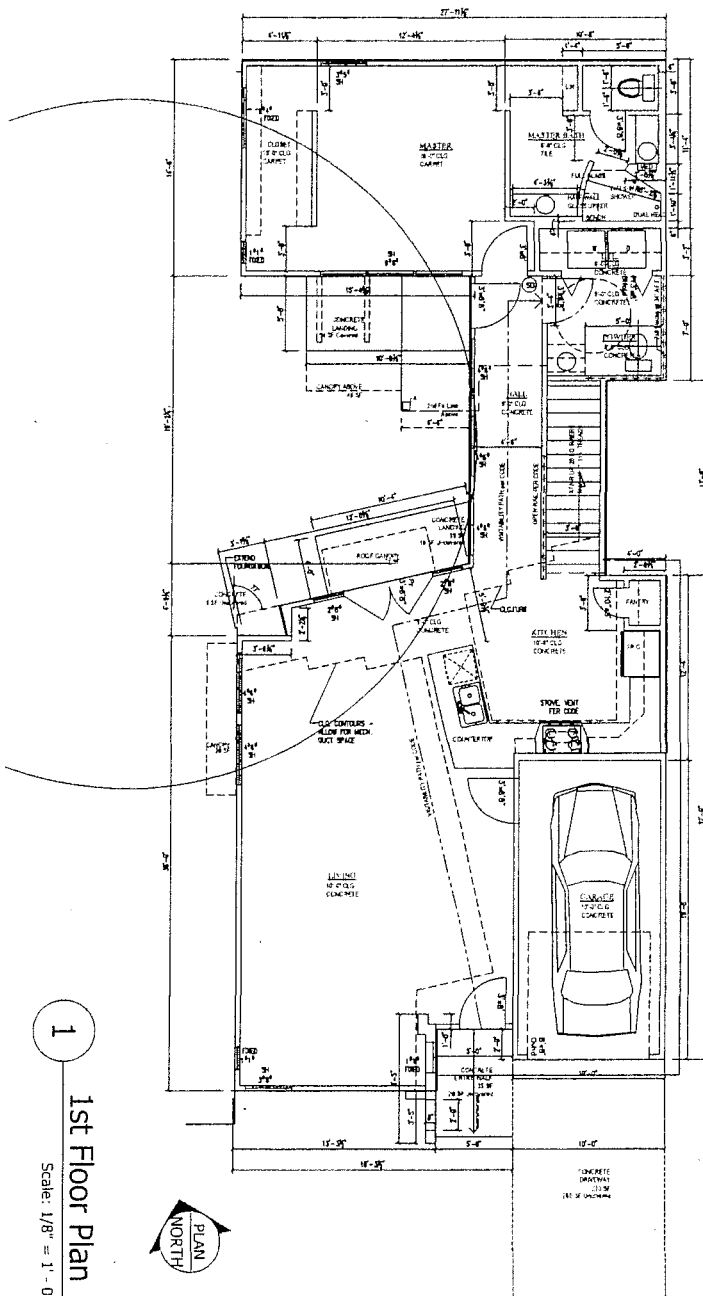
SEE ROOF PLAN FOR DOWNSPOUT LOCATIONS TO BE SUPPLIED IN CONFORMANCE TO CODE BY ROOF SUBCONTRACTOR/SUPPLIER.

CONTRACTOR SHALL PROVIDE ROOF VENTILATION AT CEILING AND/OR ATTIC SPACES PER CODE.

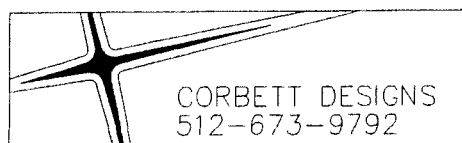
ROOF INSULATION DESIGN INTENT: THERMALLY INSULATE ROOFED AREAS WITH MINIMUM R38 BATT INSULATION ABOVE ALL ENCLOSED OCCUPIED SPACES.

CONTRACTOR SHALL PROVIDE ENGINEERED FOUNDATION DESIGNS, FLOOR AND ROOF FRAMING PER CODE.

NO TREES ARE BEING REMOVED, NO TREES OVER 18" DIA. ARE IMPACTED BY PROPOSED WORK.



1
1st Floor Plan
Scale: 1/8" = 1'-0"



CORBETT DESIGNS
512-673-9792

2500 HIDALGO RESIDENCE
AUSTIN, TX 78702

Corbett Designs: Christopher Robertson,
AUSTIN, TX 78702

JOHN C. PATTERSON, ARCHITECT
10004 HAMPSHIRE DR., AUSTIN, TX 78753

DRAWN BY: JCP
REVIEWED BY: JCP

DATE: 5/8/15
SCALE: 1/8" = 1'-0"

SHEET: 1

NOTED

FIRST FLOOR
PLAN

A2

5/8/15

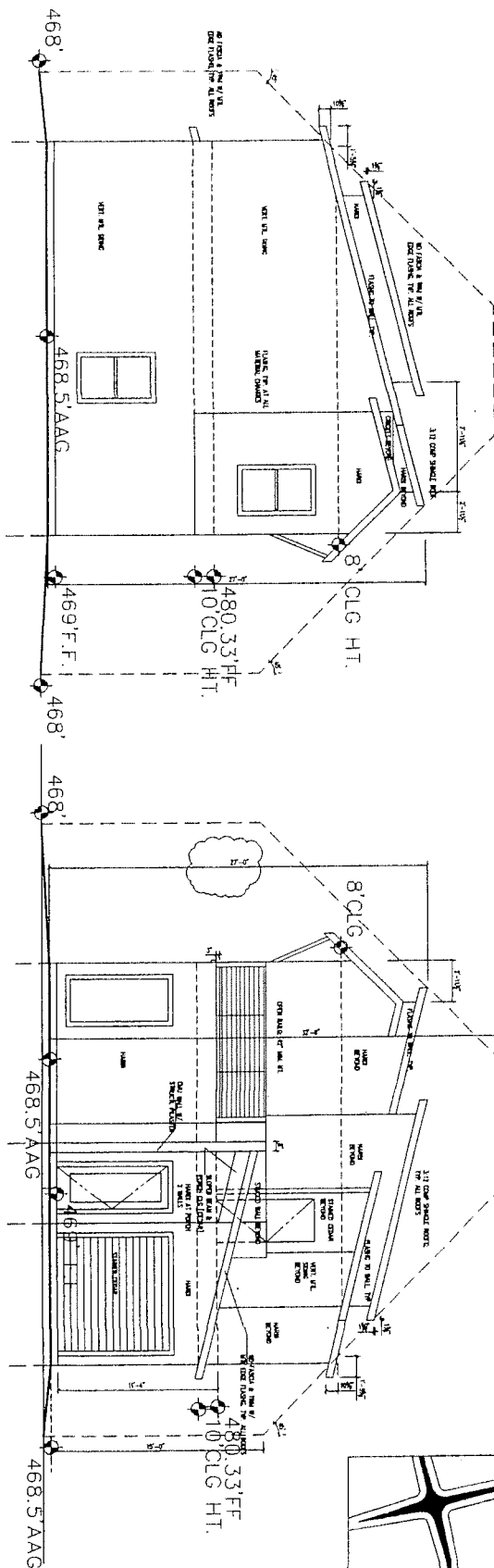


COPY RIGHT 2015 JCP

16

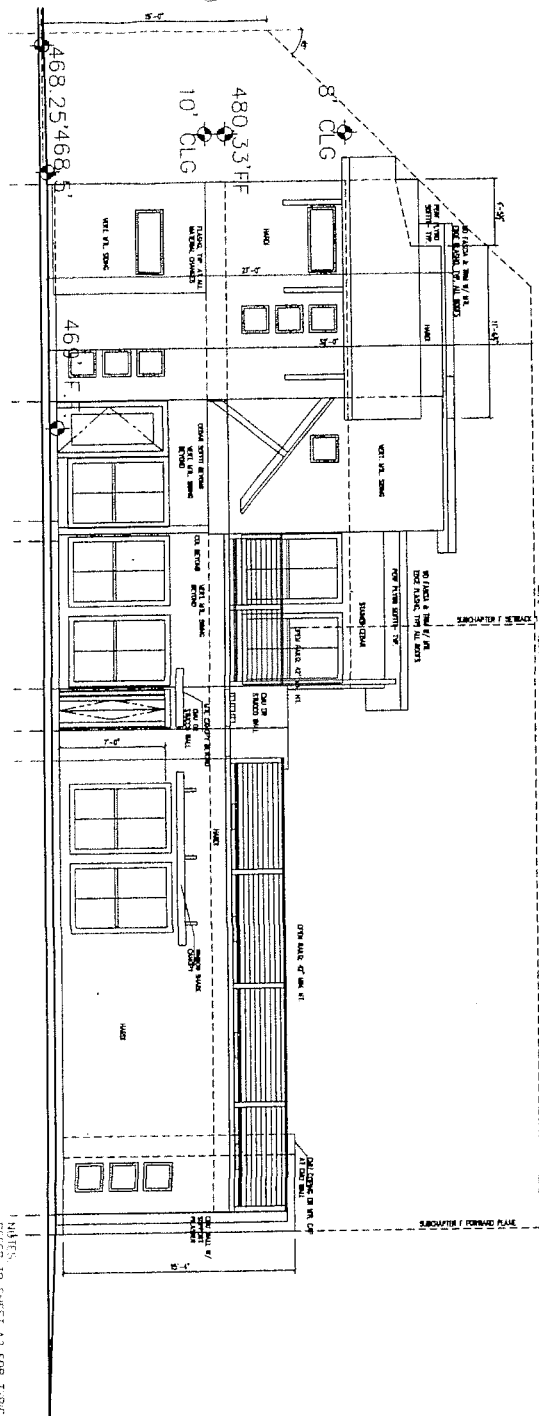
NOTES:
 REFER TO SHEET A2 FOR TYPICAL
 2500 HIDALGO RESIDENCE
 FOUNDATION DRAWING NOTES
 DETAILED ENGINEERING DESIGN FOR CIVIL, FOUNDATION,
 MECHANICAL, ELECTRICAL, AND PLUMBING DESIGNS SHALL BE
 PROVIDED BY CONTRACTOR AND FOR SUBMITTALS
 AND APPROVALS SHALL COMPLY WITH THE BUILDING CODE
 ADOPTED BY AUTHORITY HAVING JURISDICTION. IN ABSENCE
 THEREOF, COMPLY WITH INTERNATIONAL RESIDENTIAL CODE,
 2012 INCLUDING LOCAL AMENDMENTS, AND TOLU/7/MS 2012
 ACCESSIBILITY STANDARDS AS APPLICABLE TO PROJECT TYPE.

CORBETT DESIGNS
 512-673-9792



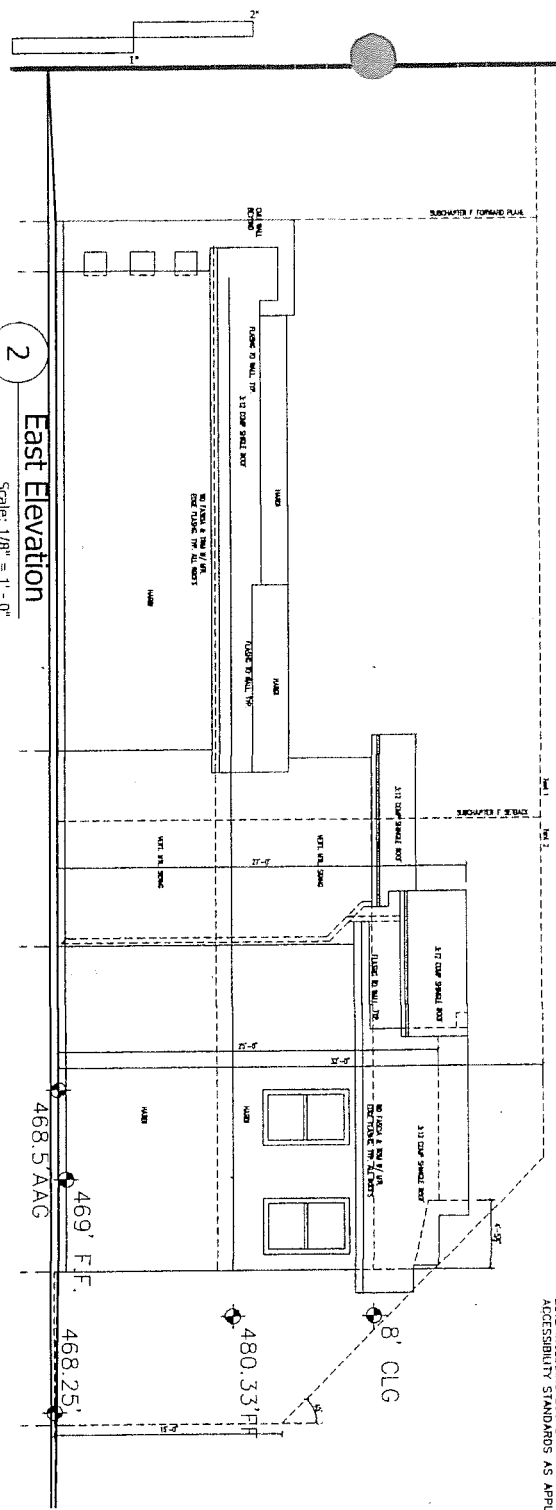
A4	ELEVATIONS S & N	5/8/15 CORBETT DESIGNS ARCHITECT 512-673-9792	<div>2500 HIDALGO RESIDENCE AUSTIN, TX. 78702</div> <div>Corbett Designs: Christopher Robertson, AUSTIN, TX 78702</div> <div>JOHN C. PATTERSON, ARCHITECT 10004 HAMPSHIRE DR., AUSTIN, TX 78753</div> <div>DRAWN BY: JCP REVIEWED BY: JCP</div> <div> <div>DATE: 5/8/15</div> <div>SCALE: AS NOTED</div> <div>1</div> </div>
----	---------------------	--	--

5/15




1 West Elevation [Side Street]
Scale: 1/8" = 1'-0"

NOTES:
1. REFER TO SHEET A2 FOR TYPICAL
2500 HIDALGO RESIDENCE
CONSTRUCTION DRAWINGS NOTES
2. DETAILED ENGINEERING DESIGN FOR CIVIL, FOUNDATION,
MECHANICAL, ELECTRICAL, AND PLUMBING DESIGNS SHALL BE
PROVIDED BY CONTRACTOR AND FOR CONSTRUCTION SHALL BE
PROVIDED BY ARCHITECT. ALL CONSTRUCTION SHALL BE IN
ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL
BUILDING CODE, AS ADOPTED BY AUTHORITY HAVING JURISDICTION, IN ABSENCE
THEREOF COMPLY WITH INTERNATIONAL RESIDENTIAL CODE,
2012 INCLUDING LOCAL AMENDMENTS, AND TOLU/7/MS 2012
ACCESSIBILITY STANDARDS AS APPLICABLE TO PROJECT TYPE.



2 East Elevation
Scale: 1/8" = 1'-0"



CORBETT DESIGNS
512-673-9792

2500 HIDALGO RESIDENCE AUSTIN, TX. 78702		Corbett Designs: Christopher Robertson, AUSTIN, TX 78702	
DRAWN BY: JCP		JOHN C. PATTERSON, ARCHITECT 10004 HAMPSHIRE DR., AUSTIN, TX 78753	
REVIEWED BY: JCP		DATE: 5/4/15	NO. 1

ELEVATIONS
W & E

A5

7th Street east from Pedernales Street was originally dedicated as a 45' street but an additional 5' is being taken from Outlot 22 to make it a 50' street and is hereby dedicated as same.

9th Street east from Pedernales is at present a 40' street but an additional 5' is being taken from Outlot 22 and 5 from Outlot 24 to make this street a 50' street and is hereby dedicated as same.

Carranza and Diaz Streets are both 50' streets and are dedicated as such.

Calles Street is a 42' street and is dedicated as such.

All Streets are dedicated to the city and county as above described and are to be used as same. Denotes Iron Stakes.

The State of Texas ()
 County of Travis () know All Men by These Presents
 That I Paul O Simms of the County of Travis, State of Texas, being the owner of part of Outlot No. twenty-two (22) in Division "A" in government tract adjoining the City of Austin, Travis County, Texas, do hereby certify that I have subdivided the same into lots and blocks according to the attached plat and hereby dedicate the streets to the use of the public forever.
 Witness my hand this the 10th day of September A D 1931.

Paul O Simms

The State of Texas ()
 County of Travis ()
 I, the undersigned authority on this day personally appeared Paul O Simms known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.
 Given under my hand and seal of office, this the 15th day of September A D 1931.

Milda Lamar
 Notary Public, Travis County, Texas

Approved By City Plan Commission.
 Date Aug 25 1931
H. F. Keeshae Chairman
John Ramsey
W. Gillespie Secretary Sec

Approved For Acceptance
 Date 8-25-1931
Ray A. K. English
 City Engineer

8/25/1931 *
 9/15/1931
 1815

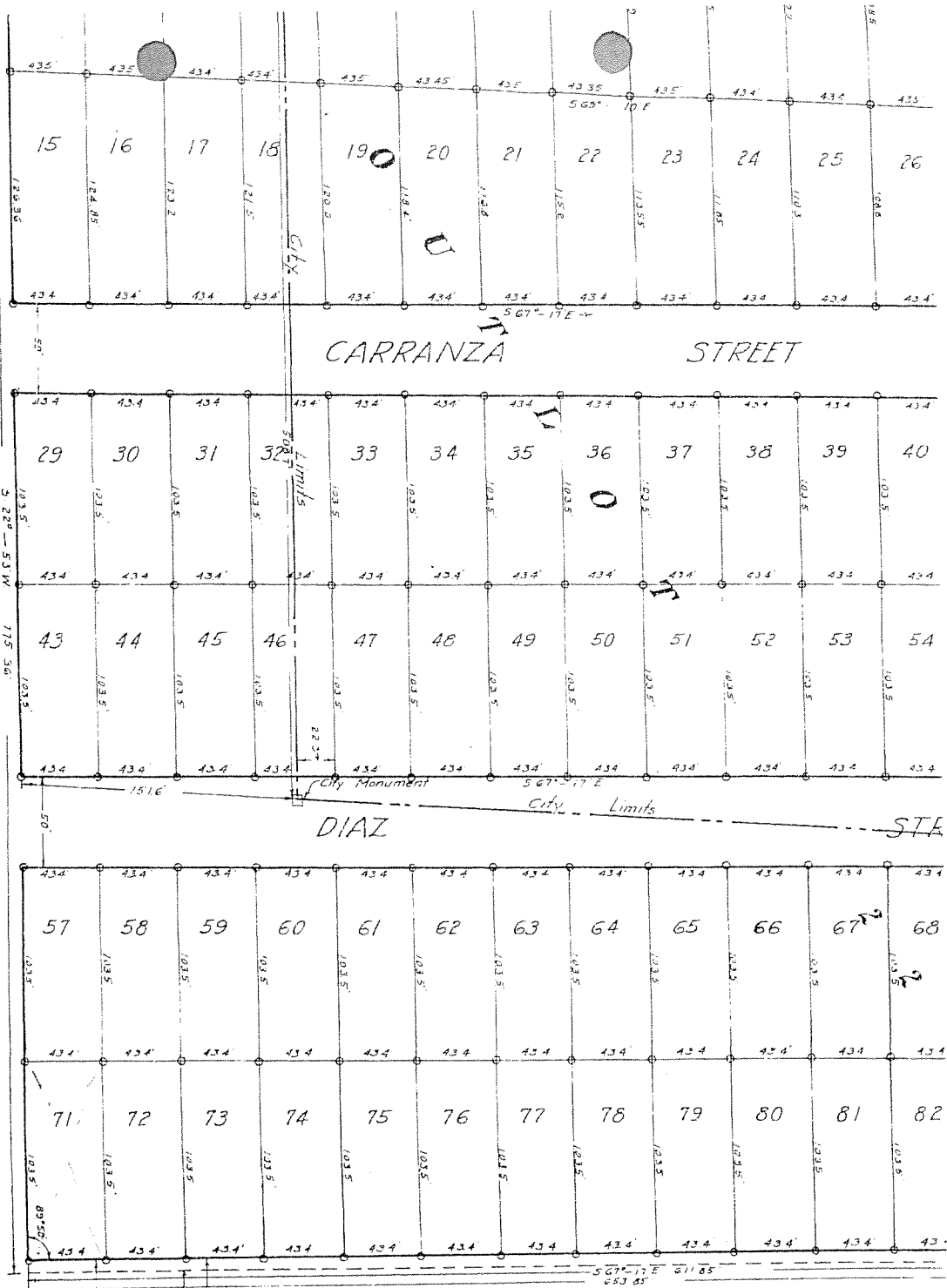
17/6

PEDERNALES

8th STREET

STREET

7TH STREET

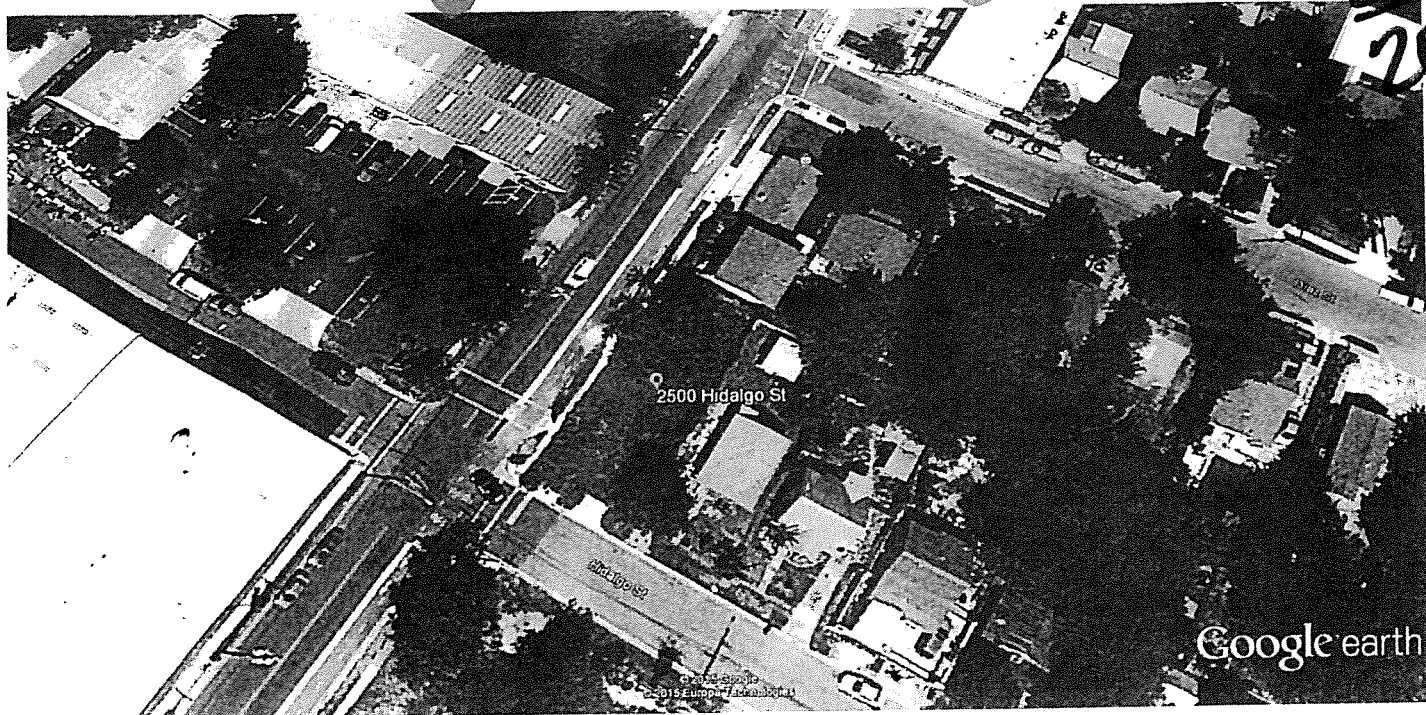


Subject
2500 HIDALGO

MORSLAND PLACE

old iron pipes found in place

L7
20



Google earth

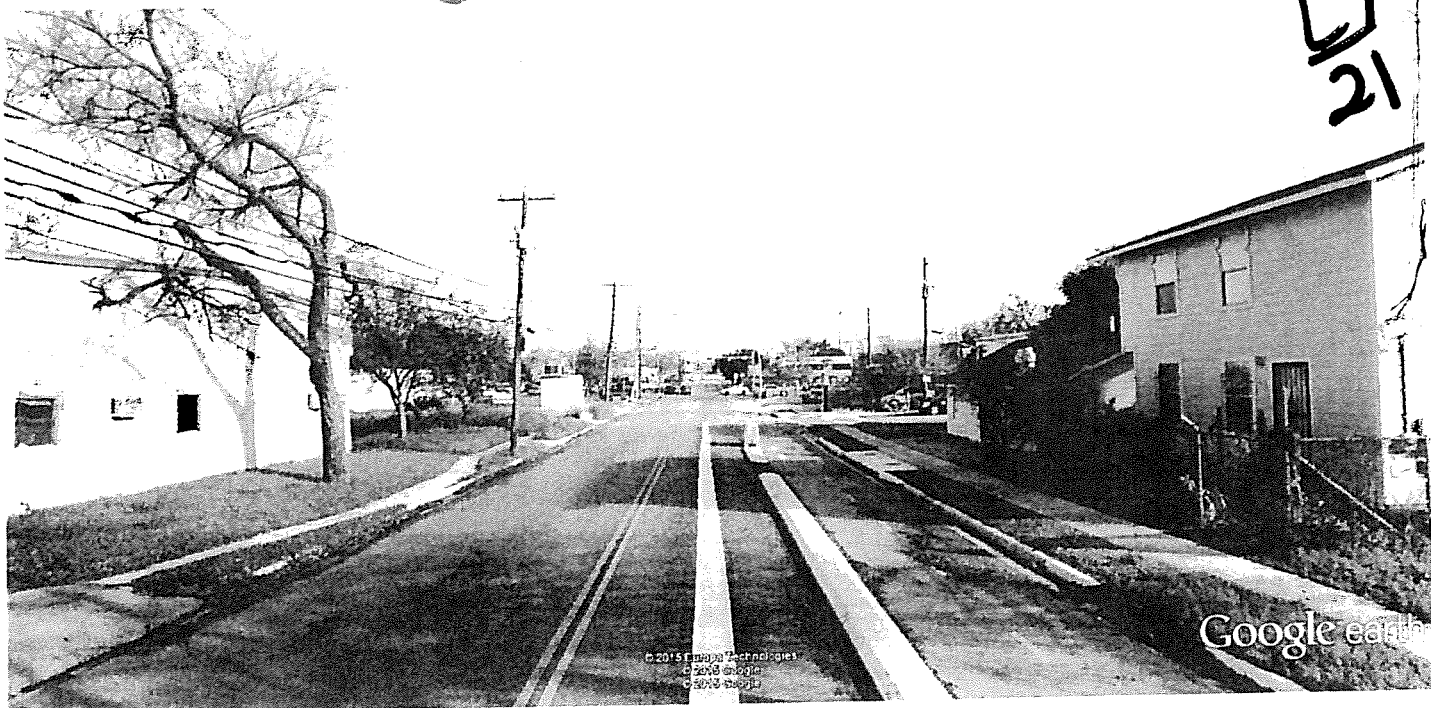
feet 200
meters 70



CURRENT VIEW

NOTE - 2-WAY BIKE LANE WITH CONCRETE MEDIAN
& APRON FOR DRIVEWAY ON HIDALGO

57
21



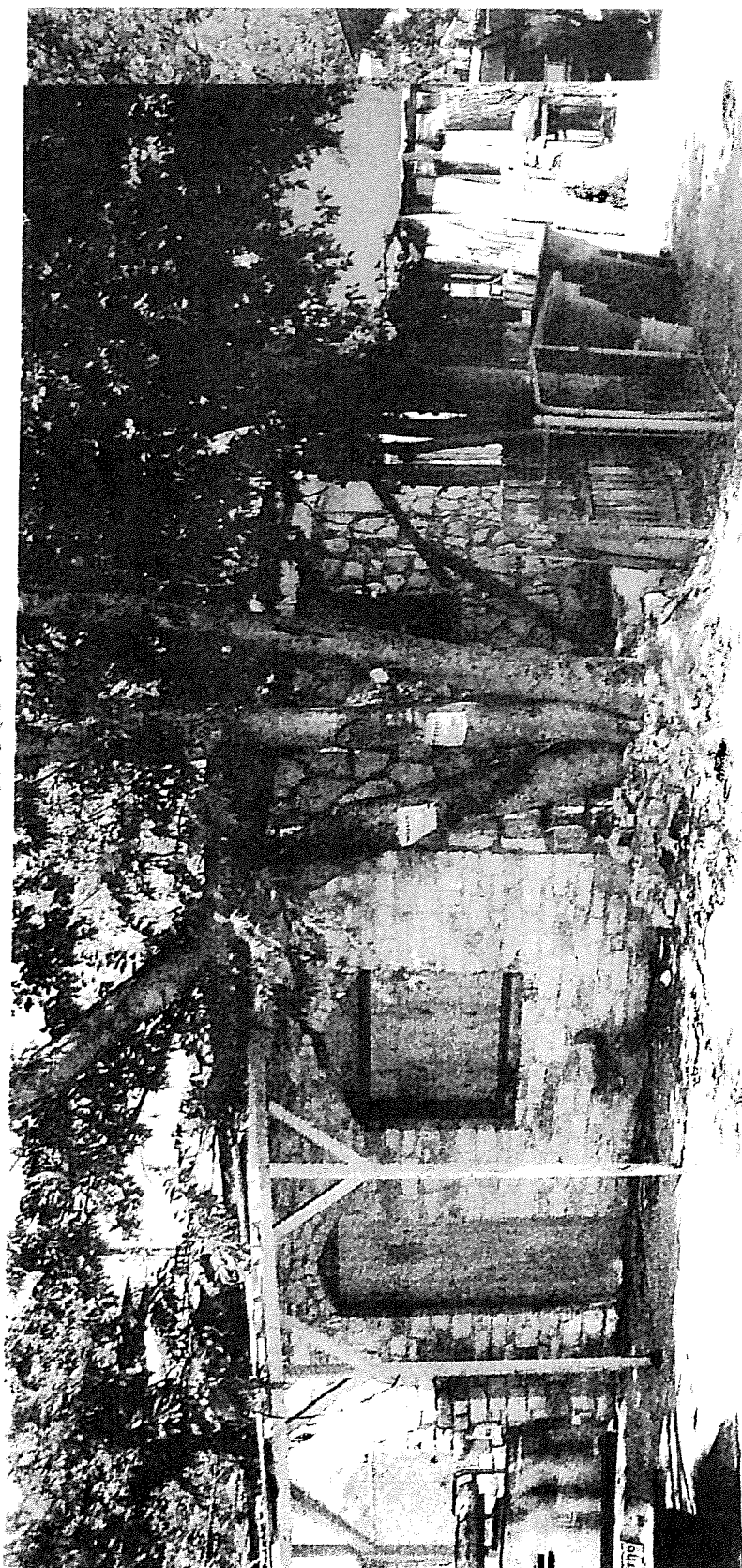
Google earth

feet 20
meters 6

CURRENT VIEW LOOKING NORTH UP PEDERNALES
NOTE BIKE LANE ON EAST SIDE OF STREET

5/22

1500 HIDALGO STREET



ORIGINAL HOME GUTTED BY FIRE 2009 DEMOLISHED
BY BUILDING STANDARDS COMMISSION ORDER
VIEW FROM PEDERNALES STREET

See Revised

CASE# C15-2015-025
ROW# 11394793
TAX# 0203110328

57
23

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED
INFORMATION COMPLETED.

STREET ADDRESS: 2500 Hidalgo

LEGAL DESCRIPTION: Subdivision —

Lot(s) 71 Block Outlot 22 Division A Simms Paul O

I/We Chris Robinson on behalf of myself/ourselves as authorized agent for

affirm that on 6/24, 2015,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below and state what portion of the Land Development
Code you are seeking a variance from)

☒ ERECT ___ ATTACH ___ COMPLETE ___ REMODEL ___ MAINTAIN

Apply for small lot exemption

in a CS-CO-MU-NP district.
(zoning district)

(Holly)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence
supporting the findings described below. Therefore, you must complete each of the applicable
Findings Statements as part of your application. Failure to do so may result in your application
being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:
Corner lot with narrow frontage to Hidalgo for proposed two story residence
where other properties in line with this lot have applied the 10 foot side street setback.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:
2500 Hidalgo is 4,492 sqft, while small corner lot exemption requires a min
4,500 sqft, leaving us 8 sqft too small. This is 0.9" short on the Hidalgo side.
(b) The hardship is not general to the area in which the property is located because:
Adjacent properties do not have abutting public bike path and side street
improvements for public use.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:
The proposed residence street-side frontage is designed for compatibility
with the neighborhood: width of structure is at 27'11"

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

67
24

L7
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2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

Required parking is provided on site.

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

Setback requirements are otherwise achieved in proposed site layout.

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

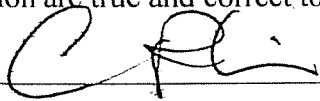
The proposed development is for a residential unit consistent with the

Neighborhood Plan for infill development

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed



Mail Address 3600 Greystone Dr Apt 709

City, State & Zip Austin, TX 78731

Printed Chris Robinson

Phone 512.850.6226 Date 6/24/15

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed



Mail Address 3600 Greystone Dr Apt 709

City, State & Zip Austin, TX 78731

Printed Chris Robinson

Phone 512.850.6226 Date 6/24/15

Heldenfels, Leane

0125
C15-2015-~~0125~~

From: Johnson, Christopher [PDRD]
Sent: Monday, September 14, 2015 8:22 AM
To: Mike Mchone; Heldenfels, Leane
Subject: RE: BOA case; 2500 Hidalgo

67
26

Hi Mike-

Although the property to the north of 2500 Hidalgo is current subject to compatibility because it is abutting SF-3 property on its east side, it does not currently have a compatibility setback on its south property line, but once a residence is constructed at 2500, the property to the north will then have a 15-ft building setback on the south property line, in addition to the existing compatibility setback requirements on the east property line. However, if compatibility setback variances from the east property line are already necessary in order to develop that property with a reasonable commercial use, adding a variance to the south property line setback would not result in any additional expense or delay since the Planning Commission could grant both at the same time as part of a single variance request.

Chris

Christopher Johnson

Development Assistance Center Manager
City of Austin – Development Services Dept.
505 Barton Springs Road, 1st floor
Ph: 512-974-2769

From: Mike Mchone [REDACTED]
Sent: Sunday, September 13, 2015 6:29 PM
To: Johnson, Christopher [PDRD]; Heldenfels, Leane
Cc: 'Mike Mchone'
Subject: BOA case; 2500 Hidalgo

Chris,
I am asking for your help in explaining to the BOA and the Commercial use neighbors which are opposed to this case because of the "fear" of compatibility standards that they are already subject to compatibility. 2500 Hidalgo is owned by a couple that want to build a SF home on this 4492 sq ft CS-MU-CO-NP lot with 43.5 ft of frontage on Hidalgo. An email from you would really be of assistance. Call me if you have any questions. I learned of this last minute opposition on Friday and the case is on the Monday BOA agenda. An email for a city official would be better than from the applicant's representative.

Thanks,
Mike
Cell: 512-554-8440

Heldenfels, Leane

From: Gloria Moreno ~~gmoreno@glenn.net~~
Sent: Monday, September 14, 2015 1:06 AM
To: Heldenfels, Leane
Subject: RE: case #c15-2015-0125.

2500 Hidalgo

$$\frac{17}{27}$$

Dear leane,

Pls make sure chris Robinson gets this email as I do not have his email.

If he can build a small affordable home for a simple family to rent it will give him a nice monthly income. But if he plans to build an STR, well, then we object. He should attend our community meeting thursday at 7 pm at zaragoza recreation center at 2608 Gonzales street. Or he may call me, Gloria moreno at 512-698-6475.

Thank you.

Gloria moreno, president
Pedernales neighborhood association

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: Gloria Moreno <gloria.moreno@nasa.gov>

Date:09/13/2015 12:56 PM (GMT-06:00)

To: [REDACTED]

Cc: t[REDACTED]@gmail.com; [REDACTED]@gmail.com;

[illegible]

10-10-68

SECRET

100

[illegible]

and @gmail.com

Subject: STR TYPE 2's

To:.....Dimitri and Nick.

I want you both to know that I have been learning all about the Short Term Rental Concept.



Our little community has been here since the 1930's and we are proud of where we live. We are not an entertainment district as the previous Austin City Council has labeled us. We are a small community and enjoy living here. All of us are close to so many businesses on E. 7th Street and the grocery store, restaurants, and gasoline. Why would we leave? Hey guys, guess what? "Our

Heldenfels, Leane

From: David Cox ~~Redacted~~
Sent: Friday, September 11, 2015 11:34 AM
To: Heldenfels, Leane
Subject: C15-2015-0125 - 2500 Hidalgo
Attachments: C15-2015-0125 Objection - 622 Pedernales.pdf; C15-2015-0125 Objection - 2416 r St.pdf

17
28

Leane,

I tried to reach out to Mike McHone regarding this case. I really hate to object to the applicant's request, but based on the current LDC, a single family use would result in stricter compatibility standards for two properties that we represent.

The properties at 2416 E. 6th Street and 622 Pedernales are owned by two distinct groups of partners, but both are within 100 feet of the subject property. My understanding of LDC 25-2-1063(C)(2)(b) is that even a SF use on a commercial property would reduce the allowable height.

If there is a way to process this without impacting the tracts we represent, I am certainly open to discussing.

Thanks,

David Cox
(512) 904-2216

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or

and:

- appearing and speaking for the record at the public hearing;

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices.

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2015-0125, 2500 Hidalgo

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, September 14th, 2015

David Cox
Your Name (please print)

☐ I am in favor
☒ I object

622 PEDERNALES / 2422 HIDALGO ST

Your address(es) affected by this application

[Signature] Signature

9/10/15 Date

Daytime Telephone: (512) 904-2216

Comments:

A SINGLE FAMILY USE ON
THIS COMMERCIAL LOT WOULD
TRIGGER COMPATIBILITY
ON PROPERTY WE OWN AND
MAY RE-DEVELOP.

If you use this form to comment, it may be returned by noon the day of the hearing to (comments received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leana.heldenfels@austintexas.gov

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PUBLIC HEARING INFORMATION

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Case Number: C15-2015-0125, 2500 Hidalgo

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, September 14th, 2015

David Cox

Your Name (please print)

2416 East Sixth Street

Your address(es) affected by this application

[Signature]

Signature

9/10/15

Date

Daytime Telephone: (512) 904-2216

Comments:

SINGLE FAMILY USE WOULD TRIGGER

COMPATIBILITY ON PROPERTY W/

OWN PASTED ON CURB CUT

LOC.

UDC 25-2-1063 (c) (2) (b)

If you use this form to comment, it may be returned by noon the day of the hearing to (comments received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leana.heldenfels@austintexas.gov

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C15-2015-0125

Heldenfels, Leane

From: Jamil Alam [REDACTED]
Sent: Thursday, September 10, 2015 11:47 AM
To: Heldenfels, Leane
Subject: RE: 2425 Pedernales/2500 Hidalgo

L7
31

Leane.

Please let this email serve as notice that, as owner of 2425 E 7th Street (which is located cad corner to 2500 Hidalgo), I object to the requested variance. My objection is a result of the fact that per COA code, a single family home built on a commercially zoned property triggers compatibility against my property.

I don't believe that a single family structure on a commercial zoned property should trigger compatibility. I believe that the COA should first fix City code, and then let this applicant build a house at this location. But, since City code currently creates this unfortunate conflict, it would be highly punitive to my property rights for the City to allow a single family home built on this commercially zoned property and as such, i must regrettably oppose the variance.

Please fix the code!

Jamil Alam
On behalf of Tres Chicas, LP

From: Heldenfels, Leane [<mailto:Leane.Heldenfels@austintexas.gov>]
Sent: Thursday, September 10, 2015 11:33 AM
To: Jamil Alam; [REDACTED]
Subject: FW: 2425 Pedernales/2500 Hidalgo

Hi Mr. Alam and Mr. Cox – see below response to your questions about a single family home being allowed to be constructed at 2500 Hidalgo if the requested pending variance(s) is approved.
You can send in your written objection via email to me up until noon the day of the hearing for it to be seen by the Board in their late back up packet that they receive on the dais at the hearing.
If you wish to also attend the hearing to voice your objection in person, most likely this case will be heard after 7:30 pm, City Hall Council Chambers, we can validate parking at the staff table.
If you wish to request postponement, submit that request in writing and then postponement requests are discussed at the beginning of the meeting 5:30 if the applicant objects to the postponement – if no objection then no discussion and the postponement will likely be granted since it's first postponement request for this case. But, I'm not sure if a postponement would help clarify anything further in your case.
The agent for the case is Mike McHone if you want to communicate your concerns regarding the case with him. His email is mchone@cityofaustin.org

Advise if you have further questions –
Leane Heldenfels
Board of Adjustment Liaison
City of Austin

From: Johnson, Christopher [PDRD]
Sent: Thursday, September 10, 2015 10:53 AM

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- is the record owner of property within 500 feet of the subject property or proposed development; or
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Case Number: C15-2015-0125, 2500 Hidalgo

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, September 14th, 2015

BRIDGET WILSON

Your Name (please print)

2401 E. 6th #2030 Austin, TX 78702

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: (512) 659 8876

Date

9/8/2015

Comments:

I am in opposition to these requested changes at 2500 Hidalgo. The neighborhood and both streets cornering this property and mine are currently undergoing major construction projects which bring increases in noise, air pollution (dust), traffic and more. My concern is this change will bring more disruptions. If you use this form to comment, it may be returned by noon the day of the hearing to (comments received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leana.heldenfels@austintexas.gov

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PUBLIC HEARING INFORMATION

Applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices.

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

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Public Hearing: Board of Adjustment, September 14th, 2015

☐ I am in favor
☒ I object

BRIDGET WILSON

Your Name (please print)

2401 east sixth #2030 78702

Your address(es) affected by this application

9/8/15

Date

Signature

(512) 659 8876

Daytime Telephone:

Comments:

I object to these

requested changes to 2500 Hidalgo

due to two MAJOR construction

projects bordering this location and

my property already. These projects

are massive and will last over a year.

I also object because I'm concerned

about this property being crammed with

more or larger homes on this small lot.

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